

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 16 Magazine Way, Maribyrnong Vic 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,600,000

Median sale price

Median price \$1,100,000 House Unit Suburb Maribyrnong

Period - From 01/04/2018 to 31/03/2019 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2 Speargrass St MARIBYRNONG 3032	\$1,320,000	03/12/2018
2	38 Magazine Way MARIBYRNONG 3032	\$1,250,000	07/05/2019
3	40 Woodruff Av MARIBYRNONG 3032	\$1,245,000	24/11/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Stephen Simmonds
8387 0555
0498 990 001
ssimmonds@hockingstuart.com.au



3 2 2

Rooms: 5
Property Type: House (Res)
Land Size: 313 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000

Median House Price
Year ending March 2019: \$1,100,000

Comparable Properties



2 Speargrass St MARIBYRNONG 3032 (REI/VG)

Agent Comments

4 2 2

Price: \$1,320,000
Method: Private Sale
Date: 03/12/2018
Rooms: 7
Property Type: House
Land Size: 450 sqm approx



38 Magazine Way MARIBYRNONG 3032 (REI)

Agent Comments

4 2 2

Price: \$1,250,000
Method: Private Sale
Date: 07/05/2019
Rooms: 6
Property Type: House



40 Woodruff Av MARIBYRNONG 3032 (VG)

Agent Comments

6 - -

Price: \$1,245,000
Method: Sale
Date: 24/11/2018
Rooms: -
Property Type: House (Res)
Land Size: 341 sqm approx